



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, AUGUST 5, 2004**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, ROD MARTIN  
VICE-CHAIR, JAMES FRUIT  
LORI CAIN  
YARMILA KENNETT  
JERRY PYLE

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
  - *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

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## DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** July 15, 2004

### **SUBCOMMITTEE:**

1. Tennant Station-Trash enclosure relocation
2. Jumpin' Juice & Java
3. Trees in front of Blockbuster
4. Additional Parking in front of Las Palmas at Vineyard Town Center
5. Johnson's Lumber
6. Alicante Estates
7. Tuscany Meadows
8. Morgan Hill Times building

### **NEW BUSINESS**

1. **SITE REVIEW, SR-04-10: DIGITAL-VENTURE PROFESSIONAL CENTER:** A request for site, architectural and landscape plan approval for the construction of a 39,140-sf medical/dental office building and a 21,878-sf general office building on a 4.8-acre parcel in the Morgan Hill Ranch Business Park. The subject site is located west of Butterfield Blvd, within the Digital Drive loop. (APN 726-25-082)

**Recommendation:** Open Public Hearing/Continue.

### **OTHER BUSINESS**

2. **SITE REVIEW AMENDMENT, SRA 01-30: TENNANT-SAFEWAY:** A request to amend the site review approval granted for the construction of a 54,799 sq. ft. grocery store to be located within the Tennant Station shopping center on the south east corner of the intersection of Tennant Ave. and Monterey Rd. (APN's 817-06-039, 040, & 041)

**Recommendation:** Approve by minute action.

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3. **PUD REVIEW, ZA-04-02: COCHRANE ASSISTED LIVING CENTER:** The Board is asked to review and comment on proposed design guidelines for the DePaul Health Center PUD located on the south side of Cochrane Rd., between Mission View Dr. and St. Louise Dr.

**Recommendation:** Review guidelines/Recommend Council approval

4. **SITE REVIEW, SR-04-16: COCHRANE-ASSISTED LIVING CENTER:** The Board is asked to review and provide preliminary comments on a 94 unit, 70,629 sq. ft. assisted living facility proposed to be located within the DePaul Health Center PUD located on the south side of Cochrane Rd. Between Mission View Dr. and St. Louise Dr.

**Recommendation:** Discussion.

5. **SITE REVIEW, SR-04-15: E. Dunne- KFC PRELIMINARY PLAN REVIEW:** The Board is asked to review and provide preliminary comments for the removal of the existing solarium and proposed enclosure of the area of solarium on the same footprint, as well as façade improvements and landscape improvements for the 2898 sq. ft. KFC restaurant located between Laurel Road and E. Dunne Avenue, near US 101. (APN 726-43-001)

**Recommendation:** Discussion.

## **ANNOUNCEMENTS:**

- **Proposed date for Council workshop on Arch. Review handbook, Wednesday, September 8, 2004.**

## **ADJOURNMENT:**

### ***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

### ***NOTICE***

#### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

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**NOTICE**

***NOTICE IS GIVEN*** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

**NOTICE**

*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*